

Carter County LAND AUCTION

TUESDAY, OCTOBER 18, 2022 • 2:00 P.M.

LOCATION: EKALAKA, MT- CARTER COUNTY EVENT CENTER
OWNERS: JUSTIN KERR & SHAUNA KERR

PROPERTY LOCATION:

FROM EKALAKA, MT-Take Hwy 323 S for 23 miles, turn left on Road 328 (Tie Creek Rd) for 9.7 miles

LEGAL DESCRIPTION:

PARCEL I 320+/- ACRES

S16, T03 S, R61 E S2

320+/- ACRES w/ +/-95.93 grazing, +/- 224.07 hay ground

PARCEL II 2781+/- ACRES

S19, T03 S, R 61 E, E2NE, SESW, NESE, S2SE

240+/- ACRES GRAZING

S19, T03 S, R 61 E, LOT 4

25.22 +/- ACRES GRAZING

S20, T03 S, R61 E, E2SE

+/-80 ACRES OF GRAZING

S20, T03 S, R61 E, N2, SW4, W2SE

560+/-ACRES W/+/-502.37 GRAZING, +/- 57.63 HAYGROUND (DUG-OUT W/GOOD WATER)

S21, T03 S, R61 E, S2SW

80 +/- ACRES OF GRAZING

S21, T03 S, R61 E, E2, NW4, N2SW

560+/-ACRES W/+/-394.73 GRAZING, +/- 165.27 HAYGROUND

S24, T03 S, R60 E, SESE

40+/- ACRES GRAZING

S25, T03 S, R 60 E, E2NE

80+/- ACRES, +/- 44.14 GRAZING, +/-35.86 HAYGROUND

S28, T03 S, R 61 E, NW4

160 +/-ACRES GRAZING

S28, T03 S, R61 E, E2

320+/- ACRES GRAZING

S29, T03 S, R61 E, N2

320+/-ACRES GRAZING

S30, T03 S, R61 E, LOTS 1,2,3, NE4, E2NW

315.8+/-ACRES, 276.93+/- GRAZING, 38.87+/-HAYGROUND

PARCEL III 661.54+/- ACRES

S03, T04 S, R61 E, LOTS 1,2,3,4, S2NE, SENW

320.56+/- ACRES GRAZING (GOOD DAM)

S04, T04 S, R61 E, LOTS 1,2, S2NE, SE4

340.98+/- ACRES GRAZING (GOOD DAM)

IMPROVEMENT: 2128 SQ ft Mobile Home w/3 bedroom, 2-full baths & ½ bath, 24x84 pole building (1-side open), 26x30 detached garage, 40x80 farmstead steel building, 28x80 pole building, 40x80 pole building, (5) grain bins

WILDLIFE: Elk, Mule Deer, Whitetail, Wild Turkeys

MINERAL RIGHTS: No mineral rights will transfer.

A title commitment has been ordered and will be available, at their request, to prospective buyers for inspection prior to sale day. The above may or may not be the proper legal description; it was taken from the Carter County Tax Receipts.

TAXES: Taxes will be pro-rated from the day of closing.

TITLE INSURANCE:

Standard owner's title insurance will be provided by the seller through Security Abstract & Title, 510 Main Street, Miles City, MT, 406-234-3415.

TERMS: Cash. 10% down sale day, the balance due at closing approximately 45 days from sale date at the office of Security Abstract & Title, 510 Main Street, Miles City, MT, 406-234-3415.

BUYERS PREMIUM: A 2 % Buyer's premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

Your bid is considered acceptance of the terms of this auction. If you, the Buyer fails to close, the down payment is non-refundable. If the Sellers fail to close, 100% of the down payment will be returned. At this time, there is no known reason that the Seller would not be able to close. All funds are held in the escrow account of Security Abstract & Title, 510 Main Street, Miles City, MT, 406-234-3415.

All information is from sources deemed reliable but is not guaranteed by the Sellers or the Auctioneers. Offering is subject to error, omission, and approval of purchase by owner. We urge independent verification of each, and every item submitted to the satisfaction of any prospective buyer. It is every potential bidder/purchaser's sole responsibility to accomplish his or her due diligence in whatever manner he or she deems advisable. Announcements made sale day take precedence over any printed materials. The property sells "As Is-Where Is." R-K Statewide Auction Service and its auctioneers are acting solely as auctioneers for the Seller.

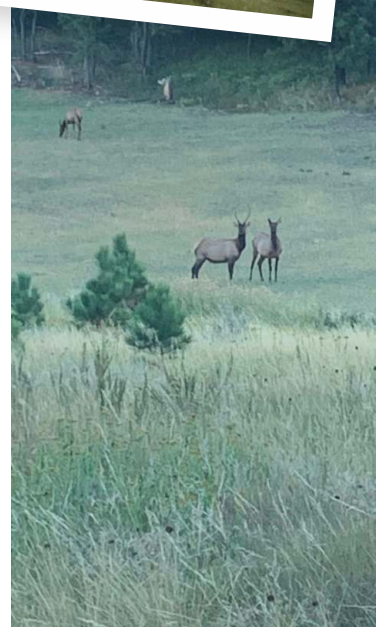
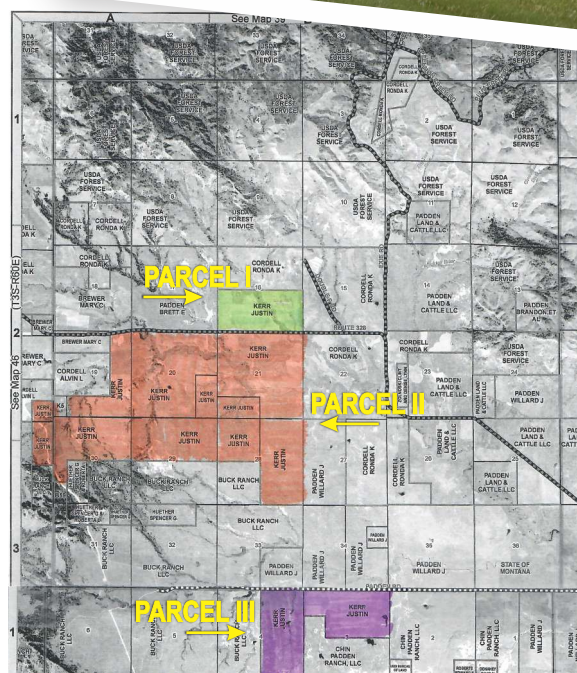
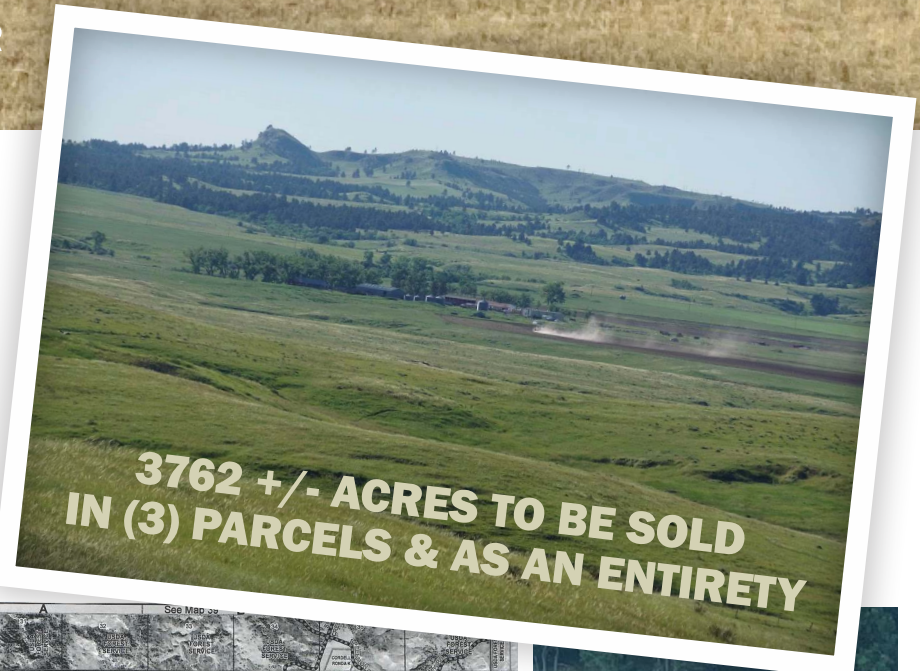
FOR MORE INFORMATION CONTACT:

R-K Auction Company

www.r-kauction.com

Rick Kniepkamp

(406)485-2548 or (406)939-1632 cell



AUCTIONEER'S NOTE

Here is an opportunity for someone to own a prime piece of property in Carter County. The property is well watered with dams, wells, and pipeline. We will offer this property in 3 separate parcels and tie it together as an entirety, whichever way brings the most money. There is an abundance of wildlife. The elk feed in the alfalfa fields. Hope to see you on TUESDAY, October 18, 2022! ~Rick



RK
Rick Kniepkamp



Circle, Montana

STATEWIDE AUCTION (406) 485-2548

WE SELL & ADVERTISE ACROSS THE UNITED STATES

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